be immediately paid to the said party of the second part, its successors or assigns, and shall, unless so paid, be added to and be deemed part and parcel of the moneys secured hereby, and from the time of payment thereof by the said party of the second part, the sums so paid, shall bear interest at the same rate as the principal debt hereby secured; and that the said parties of the first part at the time of the ensealing and delivery of these presents are the true, lawfull and rightful owners and proprietors of the said premises above described, and every part thereof, and are seized of a good, sure, perfect and indefeasible estate of inheritance therein in fee simple; that they have good right, full power and lawful authority to grant, bargain, sell and convey the said premises and every part thereof to the said party of the third part in manner and form aforesaid; that the said premises are free and clear from all taxes, liens and incumbrances whatsoever; and that the said parties of the first part will ever warrant and defend the same to the party of the third part or its successor in trust, and its assigns forever, against the lawful claims of all persons whomsoever. And I, the undersigned Mattie M. Baxter wife of the above named Jere Baxter, one of the said parties of the first part, in consideration of the loan herein made to my husband do release, relinquish, quit claim and convey to the Nashville Trust Company, party of the third part, its successors and assigns, all right, title, claim and interest of every kind, character and description whatsoever that I now have or may hereafter acquire as homestead, dower, or otherwise in and to the property herein conveyed. But this conveyance is made in trust for the following uses and purposes and none other, to-wit: The said Jere Baxter is indebted to the said party of the second part, in the sum of Sixty Thousand (60.000) Dollars, for money loaned to him, evidenced by his bond, bearing even date herewith, and conditioned for the payment to the said party of the second part of the just and full sum of Sixty Thousand (60000) Dollars, in the installments and upon the terms therein specified, with interest thereon at Six (6) per centum per annum from the date hereof, as hereinafter more particularly stated, all payable